152.0	0009	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,200 / 720,200
					USE VALUE:	720,200 / 720,200
					ASSESSED:	720,200 / 720,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FUREY MARY R
Owner 2:	
Owner 3:	
Street 1:	9 PERKINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,855 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Aluminum Exterior and 1694 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6855.000	319,800		400,400	720,200
Total Card	0.157	319,800		400,400	720,200
Total Parcel	0.157	319,800		400,400	720,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.15 | /Parcel: 425.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101222

GIS Ref

GIS Ref

Insp Date 04/27/18

PREVIOUS ASSESSMENT

Parcel ID 152.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,800	0	6,855.	400,400	720,200	720,200	Year End Roll	12/18/2019
2019	101	FV	253,900	0	6,855.	375,400	629,300	629,300	Year End Roll	1/3/2019
2018	101	FV	253,900	0	6,855.	310,300	564,200	564,200	Year End Roll	12/20/2017
2017	101	FV	253,900	0	6,855.	285,300	539,200	539,200	Year End Roll	1/3/2017
2016	101	FV	253,900	0	6,855.	260,300	514,200	514,200	Year End	1/4/2016
2015	101	FV	247,800	0	6,855.	255,300	503,100	503,100	Year End Roll	12/11/2014
2014	101	FV	247,800	0	6,855.	237,200	485,000	485,000	Year End Roll	12/16/2013
2013	101	FV	247,800	0	6,855.	225,700	473,500	473,500		12/13/2012

!11961!

PRINT

Date	Time
12/11/20	02:05:10

LAST REV

Date	Time
04/30/18	14:10:46

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11961

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13434-645		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	MEAS&NOTICE	CC	Chris C
12/11/2008	Meas/Inspect	163	PATRIOT
1/11/2000	Inspected	276	PATRIOT
11/22/1999	Measured	272	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101222
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6855		Sq. Ft.	Site		0	80.	0.73	9			Topo	-20					400,415						400,400	

Total AC/HA: 0.15737 | Total SF/SM: 6855 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 400,415 | Spl Credit | Total: 400,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26983464
Const Adj.:	0.98010004
Adj $ / SQ:	155.571
Other Features:	86500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434479
Depreciation:	114702
Depreciated Total:	319776

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

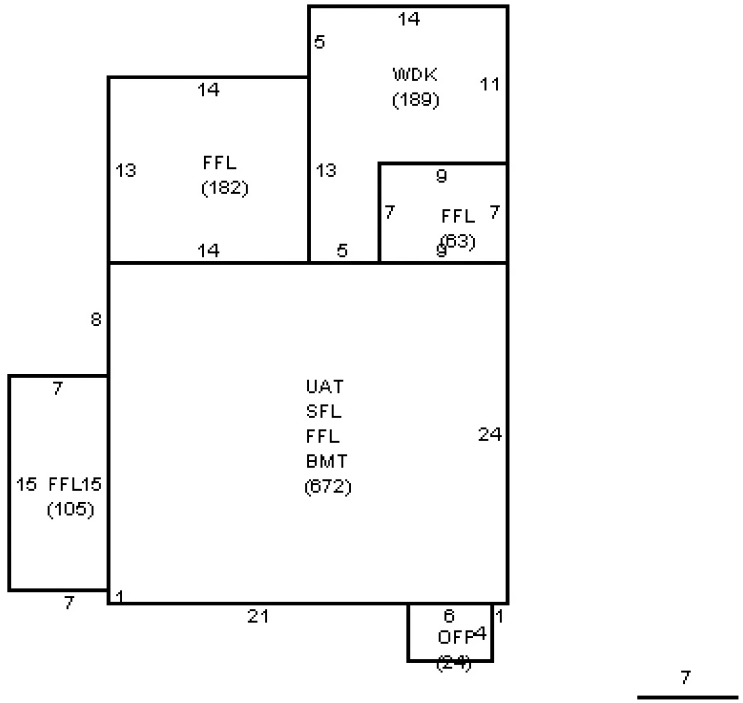
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.13
Special Features:	0	Val/Su Net:	116.42
Final Total:	319800	Val/Su SzAd	188.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,022	155.570	158,993
BMT	Basement	672	46.670	31,363
SFL	Second Floor	672	155.570	104,543
WDK	Deck	189	11.070	2,092
UAT	Upper Attic	168	62.230	10,454
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,747			Total:	308,480
Size Ad	1694	Gross Are	3251	FinArea	1694

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc